

113.0

0004

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
652,300 / 652,300
652,300 / 652,300
652,300 / 652,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
561		SUMMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TEGAN JOHN B & MARY E TRUSTEES	
Owner 2: TEGAN FAMILY REVOCABLE TRUST	
Owner 3:	
Street 1: 561 SUMMER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TEGAN JOHN B & MARY E TRUSTEES -	
Owner 2: TEGAN FAMILY REVOCABLE TRUST -	
Street 1: 561 SUMMER ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4369		Sq. Ft.	Site		0	70.	1.14	6			Med. Tr	-10					347,175							347,200

IN PROCESS APPRAISAL SUMMARY

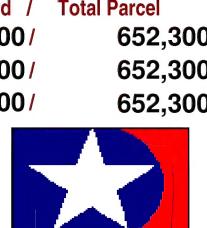
IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Legal Description			72325
101	4369.000	300,000	5,100	347,200	652,300			Legal Description			GIS Ref
								Legal Description			GIS Ref
								Legal Description			Insp Date
								Legal Description			09/11/18
								Entered Lot Size			
								Total Land:			
								Land Unit Type:			

PREVIOUS ASSESSMENT								Parcel ID	113.0-0004-0016.0		Date	18787!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	V	Tst	Notes	Date
2022	101	FV	300,000	5100	4,369.	347,200	652,300				Year end	12/23/2021
2021	101	FV	291,000	5100	4,369.	347,200	643,300				Year End Roll	12/10/2020
2020	101	FV	291,100	5100	4,369.	347,200	643,400				Year End Roll	12/18/2019
2019	101	FV	231,700	5100	4,369.	342,200	579,000				Year End Roll	1/3/2019
2018	101	FV	224,900	5100	4,369.	262,900	492,900				Year End Roll	12/20/2017
2017	101	FV	224,900	5100	4,369.	248,000	478,000				Year End Roll	1/3/2017
2016	101	FV	224,900	5100	4,369.	228,100	458,100				Year End	1/4/2016
2015	101	FV	212,400	5100	4,369.	213,300	430,800				Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			Date
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif			Notes			8787!
TEGAN JOHN B &	1539-43	1	12/24/2018	Convenience	100	No	No	Recorded both ways	72054:93					
	1044-107		6/1/1988		166,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date												Date	Result	By	Name		
8/27/2018												9/11/2018	MEAS&NOTICE	PH	Patrick H		
5/8/2018												3/20/2009	Measured	372	PATRIOT		
												4/7/2000	Entry Denied	276	PATRIOT		
												2/4/2000	Measured	263	PATRIOT		
												1/1/1990		PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____



EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH													
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	%	Full Bath: 1 Rating: Good	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: 1 Rating: Good	A HBth: Rating:	OthrFix: Rating:										
GENERAL INFORMATION						OTHER FEATURES			RESIDENTIAL GRID																
Grade: C - Average						Kits: 1 Rating: Good	1st Res Grid Desc: Line 1 # Units																		
Year Blt: 1927		Eff Yr Blt:		Alt LUC:		Fpl: 1 Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:		Roof Cover: 1 - Asphalt Shgl		Color: YELLOW		WSFlue:	Other																		
INTERIOR INFORMATION						Location:	Upper																		
Avg Ht/FL: STD						Total Units:	Lvl 2																		
Prim Int Wal 2 - Plaster						Floor:	Lvl 1																		
Sec Int Wall: %						% Own:	Lower																		
Partition: T - Typical						Name:	Totals	RMs: 0	BRs: 0	Baths: 1	HB: 1														
DEPRECIATION						REMODELING			RES BREAKDOWN																
Phys Cond: GD - Good 18. %						Exterior:	No Unit	RMS	BRS	FL															
Functional: %						Interior:	6 3																		
Economic: %						Additions:																			
Special: %						Kitchen:																			
Override: %						Baths:																			
Total: 18.6 %						Plumbing:																			
CALC SUMMARY						Electric:																			
Basic \$ / SQ: 130.00						Heating:																			
Size Adj.: 1.35000002						General:																			
Const Adj.: 0.97515047						Totals																			
Adj \$ / SQ: 171.139																									
Other Features: 83000																									
Grade Factor: 1.00																									
NBHD Inf: 1.00000000																									
NBHD Mod:						WtAv\$/SQ:	AvRate:	Ind.Val																	
LUC Factor: 1.00						Juris. Factor:																			
Adj Total: 368496						Before Depr: 171.14																			
Depreciation: 68540						Special Features: 0	Val/Su Net: 136.12																		
Depreciated Total: 299956						Final Total: 300000	Val/Su SzAd: 223.21																		
MOBILE HOME						Serial #	Year:	Color:																	
SPEC FEATURES/YARD ITEMS						PARCEL ID 113.0-0004-0016.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
3	Garage	D	Y	1	20X20	A	AV	1927	21.25	T	40	101			5,100			5,100							
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100																			
												28													
												24	UAT	SFL	FFL	BMT	(672)								
												21	5	2	OFF	4	(20)								
												SUB AREA													
												SUB AREA DETAIL													
												Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
												BMT	Basement	672	51.340	34,502	UAT	100	FLA			100 A			
												FFL	First Floor	672	171.140	115,005									
												SFL	Second Floor	672	171.140	115,005									
												UAT	Upper Attic	168	119.800	20,126									
												OFF	Open Porch	20	42.910	858									
												Net Sketched Area: 2,204				Total: 285,496									
												Size Ad	1344	Gross Area	2708	FinArea	1512								
												IMAGE													
												AssessPro Patriot Properties, Inc													
																									